

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2003	sb0239	lr1542	hb0258	Jenkins Senior Living Community
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Hayes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$240,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the DePaul House and St. Joachim House apartment buildings at the Jenkins Senior Living Community, including repairs to the St. Joachim				
7. Matching Fund				
Requirements: Equal			Type: The grantee shall provide and expend a matching fund	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Regan Vaughan			667-600-3356	rvaughan@cc-md.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Associated Catholic Charities, Inc., was founded in 1923 to serve immigrant orphans, and our mission states: "Inspired by the Gospel mandates to love, serve, and teach, Catholic Charities provides care and services to improve the lives of Marylanders in need." Catholic Charities is the leading nonprofit human services agency in Maryland and has provided services to children and families, the elderly, the disadvantaged, and people with developmental disabilities for more than 90 years. We operates 80 human services programs through three service divisions: Senior Services, Community Services and Family Services. Collectively, these programs touched the lives of 160,000 children, families, and adults in FY2017. One of the most vulnerable populations Catholic Charities serves include fragile older adults with low incomes.</p>				

11. Description and Purpose of Project (Limit length to visible area)

Located on the Jenkins Senior Living Campus, St. Joachim and DePaul Houses consist of 199 rent-assisted one- and two-bedroom apartments for seniors capable of living independently or with minimal supportive services. DePaul was built from new construction in 1983. St. Joachim House was opened in the early 1990s in what was previously the Jenkins Memorial Nursing Home and before that the Jenkins Memorial Hospital which opened in 1926. While the buildings have been well maintained, their age is showing. The seniors have difficulty opening and closing their windows. They also allow hot air to escape and drafts to come in. One of the compressors in the chiller at Joachim has a freon leak, putting additional stress on the compressor that is operational. Water damage from a leak in the roof has become apparent to the residents. The proposed project would replace the windows in both buildings as well as the chiller and roof at Joachim.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$0
Design	\$0
Construction	\$484,000
Equipment	\$0
Total	\$484,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Bond bill funding	\$240,000
DePaul House Reserve for Replacement Fund	\$90,000
Catholic Charities	\$154,000
Total	\$484,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
N/A	N/A	7/1/2018	6/30/2019
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site		17. Number of People to be Served Annually After the Project is Complete
244000.00	228		228
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2007	\$253,000	Construction of Esperanza Center.	
2004, 2005, 2006	\$7,000,000	Construction for Our Daily Bread Employment Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Associated Catholic Charities, Inc. 320 Cathedral Street Baltimore, MD 21201		3300 & 3310 Benson Avenue Baltimore, MD 21227	
20. Legislative District in Which Project is Located	40 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	David Kinkopf	Has An Appraisal Been Done?	Yes/No
Phone:	410.347.1363		
Address:		If Yes, List Appraisal Dates and Value	
Gallagher Evelius & Jones LLP 218 N. Charles Street Suite 400 Baltimore, MD 21201			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
17	17	2390700.00	2462421.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
DePaul House Tenants - Rent	1 year	35098/mo	58860 sq ft
DePaul House Tenants - HUD Subsidy	1 year	49704/mo	same as
St. Joachim House Tenants - Rent	1 year	23850/mo	48600 sq ft
St. Joachim House Tenants - HUD Subsidy	1 year	78030/mo	same as
Cecilia Costen	1 year	150/mo	253 sq ft
Angela Middleton-Cornish	1 year	150/mo	253 sq ft
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	DePaul House - 87,873; St. Joachim House		
Space to be Renovated GSF	Same		
New GSF	Same		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

DePaul - 1983; Joachim - 1926

28. Comments

18: The capital funding in 2004, 2005 and 2006 was for Our Daily Bread Employment Center and My Sister's Place Women's Center.

25D: For each unit we receive rent and a subsidy from the Department of Housing and Urban Development. For St. Joachim House, the average rent is \$322 per month and the average subsidy \$456. For DePaul House, the average rent is \$265 per month and the average subsidy \$867. The 199 units are 560 sq feet each.

27: Joachim was built in 1926 but was completely rehabbed and converted to apartments in 1995